

What is claimed is:

1. A process for obtaining a service in support of commercial real estate transactions, comprising:

5 providing a virtual marketplace for commercial real estate service providers using a distributed computer network, wherein users requiring commercial real estate services can access the marketplace and can electronically request information on commercial real estate services from a service provider; and

10 responding to requests for information on commercial real estate services by electronically providing requested information at the virtual marketplace wherein the requested information is published as one of textual information or links to commercial real estate service provider web sites.

15 2. The process of claim 1, further comprising the step of:

15 responding to requests for quotes on commercial real estate services or products by providing cost estimates for specified services or products based on criteria provided by participating service providers.

20 3. The process of claim 2, further comprising the step of:

20 matching users in need of commercial real estate services or products with vendors of the needed commercial real estate services or products based on criteria provided by users and service providers.

25 4. The process of claim 3, further comprising the step of:

25 concluding the transaction by providing a means for a user in need of commercial real estate services or products to electronically purchase the services or products.

5. An on-line process for completing a transaction for a commercial real estate service via a distributed computing environment comprising:

5        responding to electronic requests from users seeking commercial real estate services by supplying information on user specified commercial real estate services and commercial real estate service providers and providing users with links to commercial real estate service provider information web pages;

10        responding to electronic requests for a quote on commercial real estate services by providing a cost estimate of services based on previously supplied commercial real estate service provider information; and

10        providing a means for a user seeking commercial real estate services to purchase selected commercial real estate services.

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6. A process for providing due diligence services for commercial real estate transactions using a distributed computer network, comprising:

providing users with links at a Web site to providers of engineering, environmental, and appraisal services;

5 responding to requests for quotes on due diligence services by supplying at the Web site a price estimate for specified services by comparing the service requested by a user with a service provider's price for the requested service and displaying the service provider's price for the requested service;

10 matching a user in need of due diligence services with a provider of due diligence services by displaying providers of the requested due diligence services to the user; and

providing a means for a user in need of due diligence services to purchase specified due diligence services in an on-line environment.

7. The process of claim 3, wherein the due diligence service comprises an engineering service, environmental service, or an appraisal service.

15 8. The process of claim 4, wherein the engineering service comprises a property condition report.

9. The process of claim 4, wherein the environmental service comprises a Phase I, Phase II, or Phase III environmental assessment.

10. The process of claim 4, wherein the appraisal service comprises a property valuation report.

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